

# FUNCTIONAL SERVICING REPORT

FOR

**29 MAPLE STREET**

**TOWN OF UXBRIDGE**

**REGION OF DURHAM**

PROJECT NO. 123807

DATE: April 2024

CIVIL

STRUCTURAL

MECHANICAL

ELECTRICAL

PLANNING

April 5, 2024

Tanner Twining  
B-29 Maple Street  
Uxbridge, ON  
L9P 1C8

Attention: Tanner Twining

**Re: Functional Servicing Report  
10 Unit Apartment Building  
29 Maple Street, Uxbridge, ON L9P 1C8  
Our File: 123807**

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Dear Sir:

The following Functional Servicing Report has been prepared to support the Site Plan Application for 29 Maple Street in Uxbridge. This report describes the existing infrastructure and the proposed infrastructure required to fully service the Site.


This report is intended to be reviewed by the Town of Uxbridge and the Region of Durham to confirm that the necessary infrastructure is available to service the subject lands. We believe that the appropriate approval authorities can issue positive comments and provide clearance on the appropriate Conditions of Approval.

If you should require anything further, please contact our office at your convenience.

Yours Truly,  
D.G. Bidle & Associates Limited

  
Benjamin Yan, B.Eng.  
Junior Designer  
Civil Group



  
Kurtis Keuning, P.Eng.  
Senior Project Engineer, Partner  
Civil Group

bky/KGK  
Encl.  
X:\Staff\Job Files\123000\123807 29 Maple St - 10 Unit Apartment Building\123807 Reports

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## 1.0 INTRODUCTION

**1.1 Purpose:** This Functional Servicing Report has been prepared to review the infrastructure requirements to provide services for the proposed building at 29 Maple Street. It will address sanitary sewer services and watermain services. Storm water drainage works have been designed by others and should be detailed in a separate Stormwater Management Report.

This report is intended to be reviewed by the Town of Uxbridge and Region of Durham to confirm that the necessary infrastructures are in place, or available to service the subject lands. The report is also intended to confirm that the proposed method of servicing meets the current criteria of all required approval agencies.

**1.2 Site Location and Description:** The subject property is located at 29 Maple Street, in Uxbridge Ontario. The subject property is approximately 0.17ha in size and is currently home to a single detached dwelling. The existing dwelling proposed to be demolished for a proposed 3-storey, 10-unit apartment building. A Site Location Plan is attached as Figure 1 to provide context of the location of the site.

## 2.0 SANITARY SEWERAGE

**2.1 Existing Sanitary Sewer Location:** An existing 400mm asbestos concrete sanitary sewer is under Maple Street. The existing sewer drains to the east. There is an existing 100mm sanitary service connection to the existing dwelling. The service connection is believed to be approximately 3.50m from the east property line, however this should be verified prior to construction. The invert elevation is unknown and will need to be determined by the contractor.

**2.2 Proposed Sanitary Sewer Design:** The internal sanitary sewer has been sized in accordance with the Ontario Building Code and coordinated with the project Mechanical Engineer. The sanitary sewer connection proposed is a 100mm diameter DR28 PVC pipe at a minimum 2.00% grade, which will tie into the existing service connection the property line.

A 1200mm inspection maintenance hole has been proposed 1.50m within the property line and directly over the existing connection. The maintenance hole proposes a rim elevation of 266.36 and minimum 1.20m of frost cover. The invert of the maintenance hole would be the same as the existing service depth after confirmation from the contractor. All sanitary sewer design is to be in accordance with the Region of Durham Design and Construction Specifications and Drawings.

### 3.0 WATER DISTRIBUTION SYSTEM

**3.1 Existing Water System Location:** An existing 150mm ductile iron watermain is located under Maple Street. There is an existing 19mm water service connection to the existing dwelling. The location of the existing service connection to the watermain is approximately 1.00m from the eastern property line.

**3.2 Proposed Watermain Service Connection:** The proposed service connection is a 50mm Type “K” copper water service connection. The water service connections are to be constructed as per Region of Durham Standard S-230.021. The estimated invert of the watermain at the location of connection is 264.13. After the proposed service is completed, Maple Street is to be restored to match existing conditions.

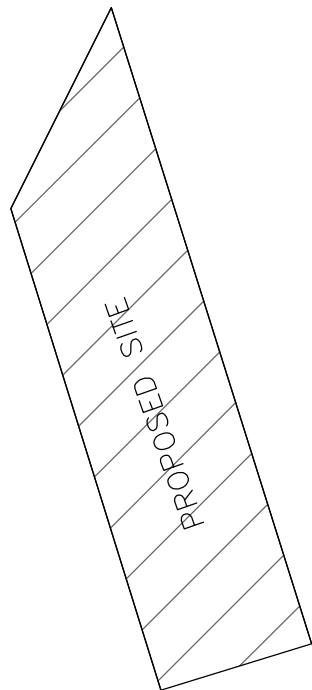
The existing 19mm water service connection is to be disconnected at the watermain and capped with a brass plug. The service is to be abandoned. All works within the Right-of-Way will require a road occupancy permit from the Town of Uxbridge.

### 4.0 STORMWATER DRAINAGE

The stormwater management and storm drainage component of this project has been prepared by others. Please refer to the Stormwater Management Report for details.

### 5.0 CONCLUSIONS

- 1) The existing 100mm sanitary connection is to be re-used and tied into. An inspection manhole at the property line is to be installed per Region of Durham Criteria.
- 2) A new 50mm copper water service connection is to be installed. The existing 19mm service connection is to be disconnected at the main and capped with a brass plug.
- 3) Any storm sewer design or stormwater management has been prepared by others under separate cover.



ASH STREET

MAPLE STREET

TORONTO STREET N

TORONTO STREET N

CONCESSION RD 7

29 MAPLE STREET-3 STOREY, 10 UNIT APARTMENT BUILDING

# SITE LOCATION PLAN



**D.G. BIDDLE  
& ASSOCIATES**  
CONSULTING ENGINEERS & PLANNERS

96 King Street East  
Oshawa, Ontario, L1H 1B6  
Phone: 905-576-8500  
info@dgbidle.com  
dgbidle.com

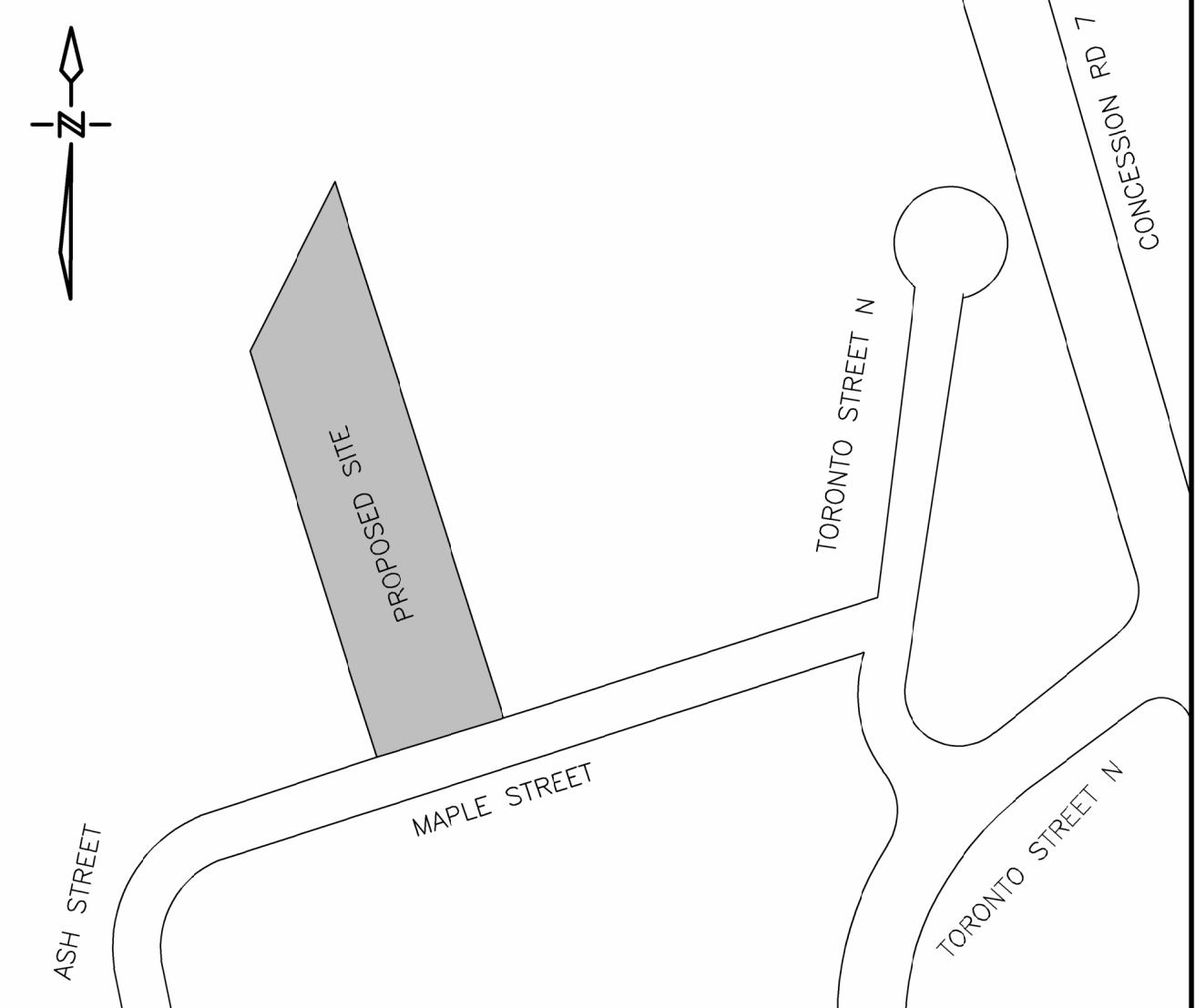
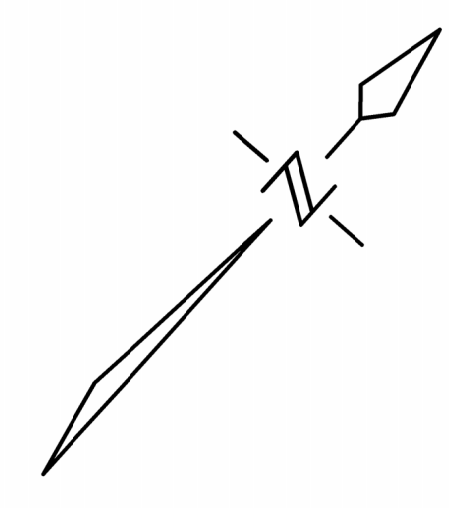
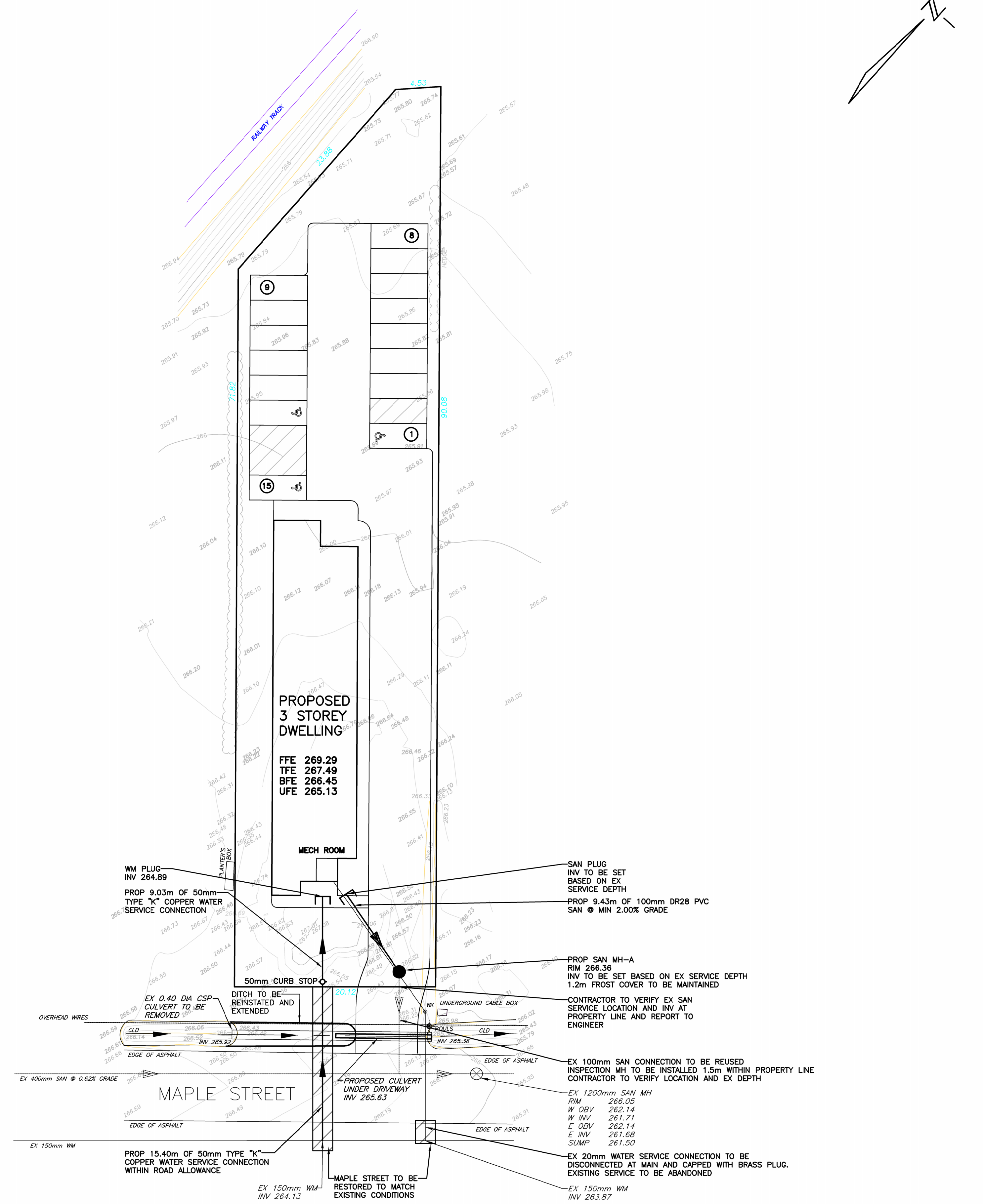
SCALE	N.T.S.
DRAWN	B.K.Y.
DESIGN	B.K.Y.
CHECKED	K.G.K.
DATE	APRIL 2024

PROJECT	123807
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DWG

FIG 1

05/04/2024  
 \\SRV\JOB FILES\123807\123807 - DWG\123807 - ENGINEERING PLANS\123807-3D SITE PLAN (20240327)



KEY PLAN  
N.T.S.

**SITE SERVICING NOTES**

1. A ROAD OCCUPANCY PERMIT WILL BE REQUIRED FOR ANY WORKS WITHIN THE MUNICIPAL RIGHT OF WAY.
2. ALL WORKS OR RESTORATION WITHIN THE MUNICIPAL RIGHT OF WAY SHALL BE COMPLETED AS PER MUNICIPALITY OF CLARINGTON FIELD STAFF DIRECTION.
3. THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND SERVICES TO BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION. CONCERNED UTILITIES TO BE GIVEN ADVANCED NOTICE FOR STAKE OUT. THE CONSULTANT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITIES SHOWN ON THE DRAWINGS.
4. QUANTITIES, DIMENSIONS AND ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR COMMENCING CONSTRUCTION.
5. ALL SANITARY SEWER AND APPURTENANCES SHALL COMPLY WITH THE REGION OF DURHAM STANDARDS AND THE ONTARIO PLUMBING CODE.
  - SANITARY SEWER SERVICE CONNECTIONS TO BE 100mm CL DR28 PVC PIPE, CL P BEDDING.
  - SANITARY MANHOLES AS PER OPSD 701.010 C/W GRATE AS PER OPSD 401.010
  - ALL TRENCHES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH REGION OF DURHAM STANDARDS.
6. ALL WATER MAINS AND APPURTENANCES SHALL COMPLY WITH THE REGION OF DURHAM STANDARDS AND THE ONTARIO PLUMBING CODE.
  - ALL WATER MAINS SHALL BE CONSTRUCTED A MINIMUM OF 1.80m BELOW FINISHED GRADE
  - ALL TRENCHES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH REGION OF DURHAM STANDARDS
  - WATER SERVICE PIPES 50mm TO BE TYPE "K" COPPER PIPE WATER SERVICE CONNECTION AS PER REGION OF DURHAM STANDARD S-230.021 CL P BEDDING.
7. ALL STORM SEWERS AND APPURTENANCES SHALL COMPLY WITH THE MUNICIPAL STANDARDS AND THE ONTARIO PLUMBING CODE.
  - STORM SEWER PIPE 450mm AND SMALLER SHALL BE DR35 PVC PIPE, CL P BEDDING
  - STORM SEWER PIPES LARGER THAN 450mm SHALL BE CL 650 CONCRETE PIPES, CL B BEDDING
  - STORM SEWER MANHOLES AND CATCH BASIN MANHOLES SHALL BE AS PER OPSD 701.010
  - CATCH BASINS SHALL BE AS PER OPSD 705.010
  - MANHOLE GRATES SHALL BE AS PER OPSD 401.010
  - CATCH BASIN GRATES SHALL BE AS PER OPSD 400.020
  - ALL TRENCHES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH OPSD STANDARDS
8. GENERALLY, A MINIMUM OF 0.20m SHALL BE PROVIDED BETWEEN THE OUTSIDE OF PIPE BARRELS AT THE POINT OF CROSSING FOR STORM AND SANITARY SEWERS. A MINIMUM OF 0.50m SHALL BE PROVIDED BETWEEN THE OUTSIDE OF PIPE BARRELS AT THE POINT OF CROSSING FOR ALL SEWERS CROSSING WATER MAINS.

PRELIMINARY  
NOT FOR CONSTRUCTION

NO.	SUBMISSION	APRIL 2024
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29 MAPLE STREET – UXBRIDGE  
**SITE SERVICING PLAN**


**D.G. BIDDLE & ASSOCIATES**  
 CONSULTING ENGINEERS & PLANNERS

SCALE:	1:250
DESIGNED BY:	B.K.Y.
CHECKED BY:	K.G.K.
PROJECT NO.:	123807
DRAWING NO.:	SS-1



96 King Street East  
 Oshawa, Ontario, L1H 1B6  
 Phone: 905-576-8500  
 info@dgbidle.com  
 dgbidle.com